

100 Martinvalley Crescent NE
Calgary, Alberta

MLS # A2167687



\$584,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,113 sq.ft.	Age:	2000 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

****ATTENTION FIRST-TIME HOME BUYERS & INVESTORS**** RENOVATED 3 bedroom 2 Storey home, 2.5 baths, 1 BED ILLEGAL RENTAL SUITE, BRAND NEW DOUBLE GARAGE in a GREAT LOCATION: SHORT WALK TO K-6 SCHOOL & SADDLETOWNE CIRCLE. Main level: NEW KITCHEN (CABINETS, GRANITE COUNTERTOPS, BACKSPLASH, SINK/FAUCET), NEW LIGHTING, NEW VINYL PLANK FLOORING, good size living room, and half bath complete this level. Upstairs: NEW FULL BATHROOM VANITY & GRANITE COUNTERTOPS, & NEW VINYL PLANK FLOORING, large master bedroom, two other good size bedrooms. Basement: COVERED SEPARATE ENTRANCE leads to illegal rental suite, which has kitchen, one bedroom, and a full bath. Parking: brand new double detached garage & also a one car concrete driveway in the front! Location: short walk to public elementary Manmeet Bhullar School (K-6) & Saddletowne Circle (Chalo Freshco, multiple banks, Boston Pizza & other restaurants, medical, & more), Saddletown LRT Train Station, & bus stops. Also walking distance to Gurudwara Sahib, Church, Martindale plazas, parks, playgrounds & more! Don't miss this gem of a property. Priced to sell!